



INDUSTRIAL PROPERTIES FOR LEASE

MILL TOWN BUSINESS PARK, WAIPAHO, ISLAND OF OAHU STATE OF HAWAII, DEPARTMENT OF LAND AND NATURAL RESOURCES



MILL TOWN BUSINESS PARK

- ☐ Planned business and industrial park
- ☐ Approximately 70% built-up
- ☐ CCR's and Design Guidelines [1]
- ☐ 24-Hour security patrol

LEASE TERMS [4]

- ☐ Two leases to be offered via public auction
- ☐ 65-year lease terms
- ☐ Known rents for first 30 years
- ☐ Upset rents:
 - Lots 1-3: \$166,840 per annum (\$.22/sf/mo)
 - Lots 24-26: \$135,280 per annum (\$.23/sf/mo)

INQUIRIES

- ☐ FOR ADDITIONAL INFORMATION PLEASE CALL
DLNR, LAND DIVISION AT (808) 587-0433

PROPERTY INFORMATION

- ☐ Six (6) vacant lots located in Phase 1-B [2]

Lot No.	Land Area	Mo. Maint. Fee [3]
Lot 1b	24,974 sf	\$400.64
Lot 2b	16,480 sf	\$256.41
Lot 3b	21,935 sf	\$352.57
Lot 24b	17,057 sf	\$272.44
Lot 25b	16,679 sf	\$272.44
Lot 26b	16,000 sf	\$256.41

- ☐ State Land Use: Urban District
- ☐ County Zoning: I-1, Limited Industrial
- ☐ Enterprise Zone
- ☐ Last vacant multi-lot sites remaining in Mill Town
- ☐ Single lot or joint development of multiple lots possible

[1] Copies of CCR's, Design Guidelines and Articles of Incorporation of Mill Town Center Business and Industrial Park are available on the web at www.milltowncenter.com.

[2] Also identified as TMKs (1) 9-4-166:01, 02, 03, 24, 25 & 26

[3] 2009 Monthly Maintenance Fees, subject to change.

[4] All lease terms are subject to Sections 171-35 and 171-36, Hawaii Revised Statutes. A copy of the Hawaii Revised Statutes is available on the web at www.capitol.hawaii.gov/hrscurrent.